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ABSTRACT

At least every five years, each Florida community college district conducts an educational plant survey to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services for the college for the forthcoming five-year period. This plant survey report for Seminole Community College presents recommendations for the period from June 1989 through June 1994. Section I describes the state legislative foundations of the survey, survey procedures, and cooperative aspects of the survey process. In section II, the history, philosophy, and objectives of the college are reviewed. Section III provides an analysis of the student population, with computations, first, of the projections for college-wide capital outlay for full-time equivalent student enrollment by site, and second, of the distribution of the 1993-94 projection by site. Section IV presents a main-campus program facility list. A detailed inventory of existing sites and facilities is provided in section V. Section VI describes the plan for housing programs, students, and services and the projections of future space needed. Section VII presents an analysis of capital outlay finances, reviewing bond issues, debts, and expenditures by fund source and project type. Finally, section VIII presents 62 specific recommendations for site development, site improvement, remodeling, renovation, and new construction, including the estimated costs for each. This section also lists six standard collegewide recommendations which include providing sanitation facilities for students, replacing defective roofs, and purchasing additional furnishings. Detailed data tables are included. (PAA)

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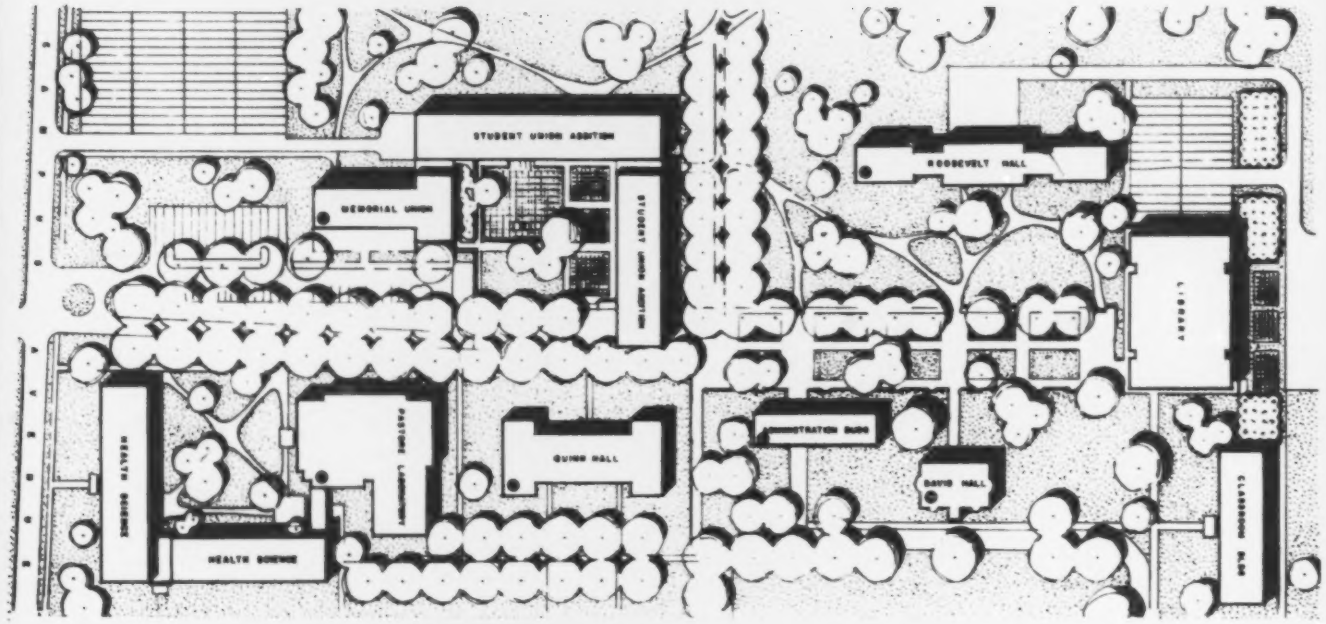
EDUCATIONAL PLANT SURVEY



SEMINOLE COMMUNITY COLLEGE
June 20-23, 1989

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EDUCATIONAL PLANT SURVEY

SEMINOLE COMMUNITY COLLEGE

June 20-23, 1989

DEPARTMENT OF EDUCATION
TALLAHASSEE, FLORIDA
BETTY CASTOR, COMMISSIONER

Affirmative action/Equal opportunity employer

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EDUCATIONAL PLANT SURVEY TEAM

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PREFACE

An educational plant survey is a systematic study and evaluation of existing educational plants and the determination of future educational plant needs with respect to provision of appropriate facilities for accommodating educational programs and services for students. At least every five years, each Florida community college district board of trustees arranges for a districtwide educational plant survey pursuant to requirements in Section 9(d) of Article XII of the State Constitution, as amended, and Section 235.15, Florida Statutes (F.S.). The purpose of the survey is to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college for the following five-year period.

This publication, prepared for the District Board of Trustees of Seminole Community College, is the report of findings of the educational plant survey for Seminole Community College conducted June 20-23, 1989. The report contains recommendations for the educational plants of the college for the period from June 20, 1989 through June 30, 1994. The recommendations herein supersede all previous survey recommendations not implemented as of June 20, 1989, by either execution of a construction contract or issuance of a purchase order.

The findings and recommendations contained in this survey report enable the Board of Trustees to accomplish certain responsibilities with which it is vested: adoption of a proposed long-range plan for educational plants and auxiliary and ancillary facilities under Section 235.16, F.S.; adoption of a capital outlay budget as part of the college annual budget under Section 235.18, F.S.; submission to the Commissioner of Education of a three-year plan and data required for development of the annual legislative capital outlay budget request under Section 235.41, F.S.; use of state capital outlay funds for payment for capital outlay projects under Rule 6A-2.0204(4), Florida Administrative Code (FAC); and formulation of a proposed building program and its submission in the form of a project priority list through the Office of Educational Facilities to the State Board of Education for approval under Rule 6A-2.0207, FAC, with the order of priority for expenditure of funds established in accordance with Rule 6A-2.0206, FAC. Additionally, the survey report serves to satisfy the requirement of Section 240.327(1), F.S., that the need for community college facilities be established by a survey.

The survey team gratefully acknowledges the contributions of time, effort, and expertise made by everyone who participated in the survey process: members of the faculty, staff, and administration at Seminole Community College.

Section I

INTRODUCTION TO THE EDUCATIONAL PLANT SURVEY

The educational plant survey is the initial planning phase for provision of public educational plants in the State of Florida. Careful planning contributes to provision of appropriate educational programs and services for students and to wise expenditure of public funds. Thus, the educational plant survey is established in the Constitution of the State of Florida and the Statutes of Florida.

In this introduction to the educational plant survey, the statutory foundations are described, procedural policies incorporated in the survey process for community colleges are explained, and steps in the cooperative survey process involving a community college and the Office of Educational Facilities are listed. This explanation is provided to increase understanding of the planning phase for public educational plants.

Statutory Foundations

The legal foundations for educational plant surveys are fixed in Florida Statutes. The details are described below.

Legal Basis

The legal basis for the educational plant survey is established in Section 235.15, Florida Statutes:

> Educational plant survey required.--At least every 5 years, each board, including the Board of Regents, shall arrange for an educational plant survey, to aid in formulating plans for housing the educational program and student population, faculty, administrators, staff and auxiliary and ancillary services of the district or campus. Each survey shall be conducted by the Department of Education or an agency approved by the Commissioner. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the Commissioner. The survey report shall include at least an inventory of existing educational and ancillary plants; recommendations for existing educational and ancillary plants; recommendations for new educational or ancillary plants, including the general location of each; and such other information as may be required by the rules of the State Board of Education. An official copy of each survey report shall be filed by the board with the office. This report may be amended, if conditions warrant, at the request of the Board or Commissioner.

Definition

"Educational plant survey" means a systematic study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

Purpose

The purpose of a community college educational plant survey is to aid the board of trustees in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district for the following five-year period.

Requirement

At least every five years, each board of trustees shall arrange for an educational plant survey.

Alternative Methods

An educational plant survey shall be conducted either by the Department of Education or by an agency approved by the Commissioner of Education. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the Commissioner.

Status of Prior Surveys

A new educational plant survey shall supersede, as of the date it is conducted, all previous survey recommendations which have not been implemented either by execution of a construction contract or issuance of a purchase order.

Amendment of Current Survey

The current survey may be amended during the projected period if conditions appear to justify a change in the projected building construction program by request for a supplementary survey made by the board of trustees or the Commissioner of Education.

Written Report

A written report containing the findings of the educational plant survey and recommendations for housing the educational programs and projected student population of the college shall be made to the board of trustees. An official copy of each survey report shall be filed by the board with the Office of Educational Facilities.

Procedural Policies

Particular procedural policies are incorporated in the educational plant survey process. They are explained below.

Student Enrollment Projections

The survey uses capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges, Department of Education. The distribution of these projections by site is furnished by the college.

Educational Programs

The survey formulates a plan for housing the programs and services provided by the college. The board of trustees determines what programs and services are offered. The regional coordinating council for vocational education, adult general education, and community instructional services makes recommendations related to vocational programs to the board of trustees.

Program Facility Lists

Survey evaluation and planning are conducted with references to program facility lists prepared through cooperative efforts of college staff and the Office of Educational Facilities. The lists are based on size of space and occupant design criteria included in the Florida Administrative Code for programs and services approved by the board of trustees as well as special needs of the college.

Facilities Inventory

The survey uses the information about existing educational plants carried in computerized state inventory files containing data for sites, facilities, and rooms. The inventory is validated through cooperative efforts of college staff and the Office of Educational Facilities and verified by the survey.

Student Stations

The survey identifies and counts capacity carrying student stations that are satisfactory and designates which stations are unsatisfactory.

Space Utilization

Survey evaluation and planning are conducted with regard to standard utilization criteria for instructional spaces. Criteria for classrooms are: sixty-five hours of room use per week, Monday through Saturday; 90 percent rate of room occupancy; 55 percent rate of station occupancy for sites with up to 2500 capital outlay full-time-equivalent student enrollment (CO-FTE) and 60 percent rate of station occupancy for sites with 2500 or greater CO-FTE; and thirteen average weekly contact hours per CO-FTE.

Standards for vocational laboratories are: thirty-six hours of room use per week; 68 percent rate of station occupancy; and twelve average weekly contact hours per vocational CO-FTE. Standards for nonvocational laboratories are: twenty-one hours of room use per week for sites with up to 2500 CO-FTE and twenty-four hours of room use per week for sites with 2500 or greater CO-FTE; 80 percent rate of station occupancy; and four average weekly contact hours per nonvocational CO-FTE.

Recommendations

The survey makes recommendations for site acquisition, development, and improvement, remodeling, renovation, and new construction for sites and facilities owned by the college. Standard recommendations are included for provision of custodial services facilities, provision of sanitation facilities, correction of safety deficiencies, modification for compliance with handicap standards, replacement of defective roofs, and purchase of equipment.

Recommendations for leased sites and facilities are made in accordance with the provisions of Section 235.055 and Section 235.056, F.S., and Rule 6A-2.029, FAC. Recommendations pertaining to new campuses, centers, and sites are considered only after a proposal for establishment submitted by the college has been recommended by the State Board of Community Colleges as well as the Postsecondary Education Planning Commission and approved by the State Board of Education.

State Funds

Survey recommendations establish need for capital outlay projects; they do not imply automatic availability of funds to pay for projects. Information about state funds for public education capital outlay projects and about eligibility for expenditure is found in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended, Chapter 235 and Chapter 240 of the Florida Statutes, and Rule 6A-2 of the Florida Administrative Code.

Cooperative Process

An educational plant survey conducted for a district board of trustees by the Department of Education is accomplished through cooperative efforts of the college administration and staff of the Office of Educational Facilities. The steps in the cooperative survey process are listed below.

1. The board of trustees requests, by resolution, that the Department of Education conduct a survey to determine the status and needs of the educational plants of the college district.

2. The director of the Educational Facilities Planning and Evaluation Section (Planning and Evaluation), Office of Educational Facilities, schedules the survey, appoints the survey director, and designates survey staff from the Department of Education.

3. The college president appoints the survey coordinator for the college.

4. The survey director and other Planning and Evaluation staff are available for consultation and service to the college throughout the survey process.

5. The survey director gives the capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges to the survey coordinator. College staff distribute the projections by site.

6. The board of trustees receives recommendations related to vocational programs from the regional coordinating council for vocational education, adult general education, and community instructional services. The board of trustees establishes the educational programs to be provided by the college during the five-year period of the survey.

   College staff prepare a list of the programs indicating which ones the board wishes to continue, expand, initiate, and delete. Based on program decisions of the board, together, college administrators and staff and Planning and Evaluation staff prepare program facility lists for each campus and center.

7. College staff furnish site plans and building schematics for all sites and facilities owned by the college and for those leased for more than one year. Together, college staff and Planning and Evaluation staff validate and correct data for sites, facilities, and rooms carried in the computerized state inventory files as well as the site plans and building schematics.

College staff make corrections to site plans and schematics. Planning and Evaluation staff have inventory corrections entered into the staff files and obtain printouts of inventory reports used by the survey. The survey director gives copies of these reports to the survey coordinator.

8. College administrators and staff prepare lists for each site of needs identified by the college for site acquisition, development, and improvement, remodeling, renovation, and new construction. Outdoor physical education facilities are included under site improvement. Items may be included for projects in the planning stage for which an architect is employed but no construction contract has been executed.

   Items for remodeling and renovation contain specific information: building number and name; room numbers; current functions of spaces, use codes, square footages, and student stations; as well as needed functions of spaces, use codes, square footages, and student stations. Items for new construction specify needed functions of spaces, use codes, net square footages, and student stations.

   Cost estimates are provided for items for site acquisition, development, and improvement; they may be furnished for other items as well. Cost estimates for survey recommendations involving building square footage are based on cost figures for the college used in the legislative capital outlay budget request for the fiscal year in which the survey is conducted. The survey director can provide these cost figures to the survey coordinator.

9. College staff prepare a survey workbook for use by survey staff during the educational plant survey. The workbook contains documentation related to items 5, 6, 7, and 8, above. It also contains general background information about the college and a copy of the annual fall space utilization report. It is supplemented with a current college catalogue. Additional information may be included as well.

   A copy of the workbook is provided for each survey staff member. One copy, along with the catalogue, is given to the survey director at least ten days before the opening date of the survey. The other copies may be distributed to survey staff at the beginning of the survey.

10. The college finance officer furnishes the survey director with particular financial information pertaining to state board of education bond issues and certain debt requirements, capital outlay expenditures by fund source, and capital outlay expenditures by project type.

11. The survey director and staff conduct the educational plant survey on site in the college district. They visit and evaluate all existing sites and facilities. They study and analyze all available information relevant to educational and ancillary plant needs. They discuss needs with college administrators and staff. Finally, they develop recommendations to provide for the needs.

12. The survey director, aided by survey staff, prepares the written report of findings and recommendations for the board of trustees. An official copy is filed with the Office of Educational Facilities.

Section II

OVERVIEW OF THE COLLEGE

The goal of the educational plant survey is to assist the college by developing a plan for housing the programs and services provided by the college. Educational plant needs are the central concern of the survey. Assessment of facility needs is enhanced by gaining general understanding of the college: its history, its purpose, its program. The following information was furnished by the college for the survey team. It contributes to a general understanding of Seminole Community College (SCC).

Historical Perspective

The 1965 Legislature authorized the establishment of a State-supported junior college in Seminole County. The first president of Seminole Junior College was appointed in October 1965, and assumed his duties January 1966. He was assisted in the development of the college by the Advisory Committee, composed of five prominent citizens from the county, the Seminole County School Board, and the School Superintendent and his staff.

In March 1966, a 170-acre site was established in beautiful rolling country southwest of Sanford between Highway 17-92 on the east and Lake Mary on the west. The campus is favorably situated in that it is easily accessible by automobile and lies near several important centers of population. Moreover, the surrounding area, dotted with lakes and partly wooded, is one of the most attractive in Florida and possesses a mild climate which permits such recreational activities as fishing, boating and swimming most of the year.

The permanent building construction was conducted in phases with Phase IV being completed in May 1979. The Hunt Club Center was opened in 1987 to serve the citizens of southwest Seminole County. The Adult and Continuing Educational complex was completed in 1988.

The college name change from Seminole Junior College to Seminole Community College was authorized by the Board of Trustees in 1974 and became effective in July 1, 1975.

Philosophy and Objectives of the College

As a community-oriented institution, the college provides opportunities for general and specialized education to members of the community in an environment conducive to learning.

Specifically, the purposes are as follows:

1. To provide the first two years of a college education for those students who plan to continue studies toward a baccalaureate degree.

2. To provide student development services which will assist students in making personal, academic and career decisions.

3. To offer courses, programs and services which will be culturally stimulating to members of the community and to serve as a focal point for community cultural activities.

4. To provide programs of general studies which enable those who are not seeking a degree or who are uncertain of their educational goals to acquaint themselves with several broad areas of learning.

5. To provide occupationally oriented programs for those students who wish to pursue work in a vocational, technical, business or semiprofessional field.

6. To provide programs for those people in business, industry or in the professions who wish to study for advancement in a current occupation or to enter a new area of employment.

7. To provide programs for basic and adult education which can lead to a high school diploma or its equivalent.

8. To provide programs and activities which address significant community problems in the area of environmental and governmental concerns, health, safety, and child rearing and education, consumer economics, and human relations.

9. To provide self-supporting programs and classes which offer community members an opportunity to participate in vocational and leisure type activities.

Section III

ANALYSIS OF STUDENT POPULATIONS

Seminole Community College serves the geographic district of the state comprised of Seminole County. Since it is a non-residential college, the great majority of the student population lives in the college district.

Student Enrollment of College

Student enrollment dominated planning decisions related to square footage size and total amount of facilities made by the survey team. the unit of enrollment used in the survey was the capital outlay full-time-equivalent student (CO-FTE). It represents a student enrolled full time for fall, spring, and summer semesters during the academic year in classes taught in college-owned facilities. The level of enrollment used was the number of CO-FTE projected for the fifth year beyond the fiscal year in which the survey was conducted. The CO-FTE projections were separated according to vocational and nonvocational enrollments. Furthermore, they were distributed by site to enable appropriate planning for particular needs of each campus and center of the college. Collegewide CO-FTE projections are displayed in Table 1. Distribution among sites is shown in Table 2.

The method for computation and distribution deserves note. Each year the college submits a report of actual full-time-equivalent student enrollment (FTE) to the Bureau of Information Systems, Division of Community Colleges. Using the last five years of actual FTE data along with general population figures for the college district, the Bureau projects both annual FTE and capital outlay FTE for the next six-year period. The transformation of annual FTE into CO-FTE involves the deletion of recreational-leisure programs and of courses using unowned space not requiring permanent facilities. Finally, using CO-FTE projections computed by the Bureau, the college distributes collegewide vocational and nonvocational CO-FTE among sites based on local expectation for the enrollment pattern throughout the district.

TABLE 1

COMPUTATION OF PROJECTIONS FOR COLLEGEWIDE
CAPITAL OUTLAY FULL-TIME-EQUIVALENT STUDENT ENROLLMENT

	1989-90	1990-91	1991-92	1992-93	1993-94
Annual FTE* Projections					
Vocational	2264.4	2349.4	2427.8	2508.9	2581.9
Nonvocational Less Recreational-Leisure	4171.8	4333.0	4482.5	4637.4	4777.8
Less FTE Not Requiring Permanent Facilities					
Vocational	138.9	144.2	149.0	154.0	158.4
Nonvocational Less Recreational-Leisure	609.7	632.7	654.1	676.2	696.3
Adjusted Annual FTE Projections					
Vocational	2125.5	2205.2	2278.8	2354.9	2423.5
Nonvocational Less Recreational-Leisure	3562.1	3700.3	3828.4	3961.2	4081.5
Total Capital Outlay FTE Projections	5687.6	5905.5	6107.2	6316.1	6505.0

SOURCE: Department of Education, Division of Community Colleges, Bureau of Information Systems, "Computation of Four Quarter Average F.T.E. for the Capital Outlay Formula Budget," April 5, 1989.

TABLE 2

DISTRIBUTION OF 1993-94 PROJECTION FOR CAPITAL OUTLAY
FULL-TIME-EQUIVALENT STUDENT ENROLLMENT BY SITE

	Total CO-FTE* For Site	Percentage of College FTE For Site	Vocational CO-FTE For Site	Nonvocational CO-FTE For Site
Site #1				
Main Campus	6505.0	100.0	2423.5	4081.5
Total CO-FTE for College	6505.0	100.00	2423.5	4081.5

SOURCE: Seminole Community College, Office of Vice President of Administration and Finance.

*Capital outlay full-time-equivalent student enrollment, 1993-94 projected.

Section IV

PROGRAMS, SERVICES, AND FACILITY NEEDS

Clearly, under the provisions of Section 240.319(3)(b), F.S., and Rule 6A-14.0247(3), FAC, the community college board of trustees has responsibility for establishment of programs and services provided by the college. The supportive role of the educational plant survey is to formulate a plan for housing the programs and services offered.

The comprehensive five-year plan developed by the survey team addressed educational plant needs for appropriate accommodation of the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college. During the planning process, careful consideration was given to the types of facilities requested by the college. Particular attention was paid to the statement of prototype facilities for each site documented in program facilities lists.

Specific program and course offerings were central criteria for planning decisions related to kinds of facilities for housing instructional programs. The survey team noted current offerings and reviewed changes in the total educational programs proposed by the board for the succeeding five-year period. They focused on special facility requirements for each instructional program spelled out in the program facility lists.

The program facility list for each site was prepared prior to the survey visit. The development process involved participation by college administrators and key personnel representing vocational and nonvocational program areas, in consultation with staff of the Educational Facilities Planning and Evaluation Section, Office of Educational Facilities, with reference to size of space and occupant design criteria provided in Rule 6A-2.032, FAC. In addition to detailed requirements for instructional programs, the list prescribed aggregate square footages for auxiliary and ancillary services classified according to library, audiovisual, auditorium/exhibition, student support, office, and institutional support services.

Seminole Community College offers instructional programs leading to the Associate of Arts degree, the Associate of Science degree, the Associate of Science in General Studies degree, Certificate programs in three vocational areas, and non-credit vocational programs in twenty-one areas. The A.A. degree is granted to students who complete a university parallel curriculum equivalent to the first two years of a traditional liberal arts program for a bachelor's degree. Upon completion, students may transfer as juniors to upper division colleges and universities. General education requirements for the A.A. degree include courses in communication, humanities, history, social science, natural science, mathematics, and physical education.

The A.S. in General Studies degree is designed for those students who desire to transfer to a senior college with several electives in an occupational field and with the General Education requirements completed. While many colleges will accept certain occupational courses for transfer credit, these courses should be planned carefully and with a specific college in mind.

The A.S. degree is designed for the student who intends to enter the business and industrial world with college level preparation. Although many of the courses can be transferred to a senior college or university on an individual basis, the A.S. degree programs should not be considered as the first or second year of a four-year degree.

Certificate programs are intended for those students seeking entry level training for various occupations or are programs that do not require longer periods of training. Certificates are awarded upon completion of the outline of study for the particular area of specialization, as described in the catalog, and upon completion of the graduation requirements applying to all programs as specified by the college.

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3

College: SEMINOLE COMMUNITY COLLEGE Year: 1993-94
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	GRAND TOTALS - CLASSROOMS AND LABS					327,980	4,485
	INSTRUCTIONAL SPACES						
10000000	GENERAL CLASSROOMS						
10000000	Classroom	25	25	625	97	60,625	2,425
	Storage, Material			75	97	7,275	
				700	194	67,900	
11000000	NONVOCATIONAL LABORATORIES						
11104000	BIOLOGICAL SCIENCES						
11104010	Biology Lab	24	55	1,320	4	5,280	96
	Storage, Material			125	4	500	
	Storage, Project			275	4	1,100	
				1,720	12	6,880	
11119000	PHYSICAL SCIENCES						
11119010	Physical Sciences Lab	24	55	1,320	1	1,320	24
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,620	3	1,620	
11119020	Physics Lab	20	55	1,100	3	3,300	60
	Storage, Material			125	3	375	
	Storage, Project			175	3	525	
				1,400	9	4,200	
11119050	Chemistry Lab	30	55	1,650	3	4,950	90
	Storage, Material			125	3	375	
	Storage, Project			175	3	525	
	* Darkroom			200	1	200	
				2,150	10	6,050	
11119110	Astronomy/Meteorology Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,400	3	1,400	
11119140	Geology Lab	24	55	1,320	1	1,320	24
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				1,620	3	1,620	
11119170	Earth Sciences Lab	24	55	1,320	1	1,320	24
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,620	3	1,620	
11210000	FINE AND APPLIED ARTS						
11210010	Art Lab	24	50	1,200	4	4,800	96
	Kiln			60	4	240	
	Storage, Material			100	4	400	
	Storage, Project			175	4	700	
				1,535	16	6,140	
11210041	Band Lab	84	35	2,940	1	2,940	42
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				3,950	8	3,950	
11210041	Choral Lab	46	35	1,610	1	1,610	23
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				2,620	8	2,620	
11210042	Piano Lab	10	25	250	1	250	10
	Storage, Material			100	1	100	
				350	2	350	
11210070	Dramatic Arts Lab	20	40	800	2	1,600	40
	Storage, Material			100	2	200	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				900	4	1,800	
11210080	Dance Studio Lab	20	40	800	2	1,600	40
	Storage, Material			100	2	200	
				900	4	1,800	
11210100	Cinematography	20	50	1,000	1	1,000	20
	Kiln			60	1	60	
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,335	4	1,335	
11210110	Photography Lab	15	50	750	1	750	15
	Kiln			60	1	60	
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,085	4	1,085	
11311000	LETTERS AND FOREIGN LANGUAGES						
11311010	Foreign Languages Lab	24	40	960	2	1,920	48
	Storage, Material			100	2	200	
				1,060	4	2,120	
11000000	OTHER PROGRAMS						
11315080	English as Foreign Language Lab	30	45	1,350	2	2,700	60
	Storage, Material			75	2	150	
				1,425	4	2,850	
11720010	Psychology Lab	10	55	550	1	550	10
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				850	3	850	
11722010	Social Sciences Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,400	3	1,400	
13220000	Adult General Education	30	45	1,350	3	4,050	90
	Storage, Material			100	3	300	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				1,450	6	4,350	
12000000	VOCATIONAL/TECHNICAL LABORATORIES						
12000000	RESOURCE SPACE						
12000000	Work Evaluation Lab	30	56	1,680	1	1,680	0
	Testing			250	1	250	
	Storage, Material			150	1	150	
				2,080	3	2,080	
12000000	IMTS Lab	45	47	2,115	1	2,115	0
	Classroom, Related Instruction			525	1	525	
	Testing			250	1	250	
	Reception			135	1	135	
				3,025	4	3,025	
12000000	IMTS Lab	60	47	2,820	2	5,640	0
	Classroom, Related Instruction			525	2	1,050	
	Testing			250	2	500	
	Reception			360	2	720	
				3,955	8	7,910	
12100000	AGRICULTURAL EDUCATION						
12105000	ORN HORT (PROD, PROC, MKT & SERV)						
12105000	Ornamental Horticulture Lab	20	50	1,000	1	1,000	20
	Classroom, Related Instruction			525	1	525	
	Greenhouse			800	1	800	
	Lockers, Toilets and Showers			150	1	150	
	Reference			200	1	200	
	Storage, Flammable			175	1	175	
	Storage, Material			175	1	175	
	Storage, Tool			350	1	350	
	Storage, Machinery			1,100	1	1,100	
				4,475	9	4,475	
12105060	Turf Mgt (Golf Course, etc.)	20	50	1,000	1	1,000	20
	Classroom, Related Instruction			525	1	525	
	Greenhouse			800	1	800	
	Lockers, Toilets and Showers			150	1	150	
	Reference			200	1	200	
	Storage, Flammable			175	1	175	
	Storage, Material			175	1	175	
	Storage, Tool			350	1	350	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE Year: 1993-94
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Storage, Machinery			1,100	1	1,100	
				4,475	9	4,475	
12106000	NATURAL AGR RESOURCES LAB						
12106020	Recreation (Parks, etc.)	20	74	1,480	1	1,480	20
	Classroom, Related Instruction			525	1	525	
	Reference			200	1	200	
	Storage, Material			350	1	350	
	Lockers, Toilets and Showers			150	1	150	
				2,705	5	2,705	
12300000	HEALTH OCCUPATIONS EDUCATION						
12303000	NURSING						
12303010	Nursing Lab (RN)	18	158	2,844	2	5,688	36
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			300	2	600	
	Lockers, Student			180	2	360	
	Reception			135	2	270	
	Reference			360	2	720	
	Conference			225	2	450	
				4,569	14	9,138	
12303020	Practical Nursing Lab (Voc)	12	263	3,156	1	3,156	12
	Classroom, Related Instruction			525	1	525	
	Lockers, Student			135	1	135	
	Reference			100	1	100	
	Storage, Material			100	1	100	
				4,016	5	4,016	
12303100	Medical Assisting Lab	24	95	2,280	1	2,280	24
	Classroom, Related Instruction			525	1	525	
	Patient Area			810	1	810	
	Storage, Material			250	1	250	
				3,865	4	3,865	
12304000	REHABILITATION						
12304020	Physical Therapy Assistant	15	80	1,200	1	1,200	15
	Hydrotherapy			560	1	560	
	Storage, Material			175	1	175	
				1,935	3	1,935	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE Year: 1993-94
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12304021	Phys Ther Asst (Sports Med) Lab	15	80	1,200	1	1,200	15
	Hydrotherapy			560	1	560	
	Storage, Material			175	1	175	
				1,935	3	1,935	
12306000	OPHTHALMIC						
12306010	Ophthalmic Lab/Opthalmic Disp	20	79	1,580	1	1,580	20
	Dispensary			450	1	450	
	Lens Laboratory			1,080	1	1,080	
	Storage, Material			175	1	175	
	Storage, Project			100	1	100	
				3,385	5	3,385	
12309000	MISCELLANEOUS HEALTH EDUCATION						
12309032	Respiratory Therapy Tech Lab	15	95	1,425	2	2,850	30
	Classroom, Related Instruction			525	2	1,050	
	Lockers, Student			180	2	360	
	Maintenance			180	2	360	
	Reception			135	2	270	
	Storage, Material			300	2	600	
				2,745	12	5,490	
12309070	Emerg Med Tech Lab (Paramedic)	20	88	1,760	1	1,760	20
	Classroom, Related Instruction			525	1	525	
	Storage, Material			250	1	250	
	Telemetry			1,080	1	1,080	
				3,615	4	3,615	
12399000	HEALTH OCCUPATIONS EDUC, OTHER						
12399050	Medical Records Tech Lab	15	88	1,320	1	1,320	15
	Classroom, Related Instruction			525	1	525	
	Storage, Material			125	1	125	
	Storage, Project			100	1	100	
				2,070	4	2,070	
12399050	Med Records Transcriptionist	12	88	1,056	1	1,056	12
	Classroom, Related Instruction			525	1	525	
	Storage, Material			125	1	125	
	Storage, Project			100	1	100	
				1,806	4	1,806	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12400000	HOME ECONOMICS						
12401000	HOMEMAKING: PREP PERS HOME/FAM LIVING						
12401020	Child Care Svcs Lab-Child Dev	20	52	1,040	1	1,040	20
	Classroom, Related Instruction			525	1	525	
	Isolation			45	1	45	
	Kitchen, Home Economics			125	1	125	
	Observation			80	1	80	
	Storage, Material			100	1	100	
	Storage, Student			45	1	45	
	Toilet, Student			28	1	28	
	Toilet, Student			28	1	28	
	Storage, Outside			50	1	50	
				2,066	10	2,066	
12402000	OCCUPATIONAL PREPARATION						
12402030	Food Production & Mgt Lab	20	95	1,900	1	1,900	20
	Freezer, Walk-in			45	1	45	
	Garbage, Refrigerated			25	1	25	
	Laundry, Home Economics			50	1	50	
	Lockers, Toilets and Showers			270	1	270	
	Multi-Purpose Dining/Instruction			1,000	1	1,000	
	Refrigerator, Walk-in			60	1	60	
	Storage, Material			125	1	125	
	Toilet, Student			42	1	42	
				3,517	9	3,517	
12402040	Home Furnishings Production Lab	15	80	1,200	1	1,200	15
	Storage, Project			175	1	175	
				1,375	2	1,375	
12402060	Interior Design Tech Lab	20	80	1,600	2	3,200	40
	Storage, Material			100	2	200	
	Storage, Project			175	2	350	
				1,875	6	3,750	
12500000	BUSINESS EDUC/OFFICE OCCUPATIONS						
12501000	ACCOUNTING						
12501010	Acct & Comp Lab-Accounting	24	56	1,344	2	2,688	48
	Storage, Material			100	2	200	
				1,444	4	2,888	
12502000	BUSINESS DATA PROC SYSTEMS						

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12502000	Bus Data Proc Lab	24	63	1,512	1	1,512	24
	Classroom, Related Instruction			525	1	525	
	Storage, Material			100	1	100	
				2,137	3	2,137	
12502000	Bus Data Proc-Off Systems-Lab	24	63	1,512	2	3,024	48
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			100	2	200	
				2,137	6	4,274	
12503000	FILING, OFF MACH, & GEN OFF CLER						
12503000	Clerical Occ Lab	20	52	1,040	1	1,040	20
	Storage, Material			100	1	100	
				1,140	2	1,140	
12507000	STENOGRAPHIC AND SECRETARIAL						
12507030	Sec'y Occup Lab-Stenographers	20	58	1,160	1	1,160	20
	Storage, Material			100	1	100	
				1,260	2	1,260	
12507070	Word Proc-Micro-Computer-Lab	24	70	1,680	4	6,720	96
	Storage, Material			100	4	400	
	* File Server Systems Network			200	1	200	
				1,980	9	7,320	
12600000	TRADE AND INDUSTRIAL OCCUPATIONS						
12601000	AIR COND & ENVIRONMENTAL CONTROL						
12601000	AC/Refrig/Heat Mech Lab	20	143	2,860	1	2,860	20
	Classroom, Related Instruction			525	1	525	
	Storage, Material			175	1	175	
	Storage, Project			360	1	360	
	Storage, Tool			175	1	175	
				4,095	5	4,095	
12603000	AUTOMOTIVE SERVICES						
12603000	Automotive Tech Lab-Mech (2 Tch)	20	59	1,180	1	1,180	20
	Carburization & Electrical			900	1	900	
	Classroom, Related Instruction			525	1	525	
	Fundamentals			900	1	900	
	Live Engines			900	1	900	
	Storage, Material			250	1	250	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Storage, Project			175	1	175	
				4,830	7	4,830	
12603020	Auto Mechanics Lab	20	171	3,420	4	13,680	80
	Classroom, Related Instruction			525	4	2,100	
	Storage, Material			175	4	700	
	Storage, Project			175	4	700	
	Storage, Material			100	4	400	
	Storage, Tool			135	4	540	
	Storage, Flammable			75	4	300	
	De-grease Area, Outdoor			180	4	720	
				4,785	32	19,140	
12610000	CONSTRUCTION & MAINTENANCE						
12610002	Building Construction Tech Lab	20	66	1,320	3	3,960	60
	Reproduction			180	3	540	
	Storage, Material			350	3	1,050	
	Storage, Project			175	3	525	
				2,025	12	6,075	
12610130	Surveying & Mapping Tech	20	66	1,320	1	1,320	20
	Photogammetry			900	1	900	
	Reproduction			180	1	180	
	Storage, Material			175	1	175	
				2,575	4	2,575	
12612000	DIESEL MECHANIC						
12615000	ELECTRONICS						
12615010	Communications Electronics Lab	24	57	1,368	2	2,736	48
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			100	2	200	
	Storage, Project			100	2	200	
	Storage, Tool			90	2	180	
				2,183	10	4,366	
12615040	Electronic Tech Lab	15	76	1,140	4	4,560	60
	Classroom, Related Instruction			525	4	2,100	
	Storage, Material			175	4	700	
	Storage, Project			175	4	700	
	Storage, Tool			90	4	360	
				2,105	20	8,420	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
12615050	Electromechanical Tech Lab	20	115	2,300	1	2,300	20
	Controls Laboratory			1,350	1	1,350	
	Electronics Laboratory			1,350	1	1,350	
	Hydraulics & Mechanical Lab.			1,350	1	1,350	
	Storage, Material			450	1	450	
	Storage, Project			175	1	175	
	Storage, Tool			175	1	175	
				7,150	7	7,150	
12615070	Laser/Elec-optic Tech Lab-2 Tchr	20	114	2,280	1	2,280	20
	Classroom, Related Instruction			525	1	525	
	Storage, Material			900	1	900	
	Storage, Project			360	1	360	
	Storage, Tool			450	1	450	
	Storage, Flammable			75	1	75	
	Laser Exper. Isolation Modules			2,400	1	2,400	
	Laser Alignment Tunnel			1,600	1	1,600	
	Hologram Room			1,250	1	1,250	
				9,840	9	9,840	
12619000	GRAPHIC ARTS						
12619001	Graphic Arts Tech Lab	15	142	2,130	1	2,130	15
	Camera Processing			105	1	105	
	Classroom, Related Instruction			525	1	525	
	Darkroom			60	1	60	
	Layout			225	1	225	
	Storage, Material			250	1	250	
				3,295	6	3,295	
12622000	MARITIME OCCUPATIONS						
12622010	Marine Mechanics Lab-Propulsion	20	170	3,400	3	10,200	60
	Classroom, Related Instruction			525	3	1,575	
	Storage, Material			175	3	525	
	Storage, Project			175	3	525	
	Storage, Tool			135	3	405	
	Storage, Flammable			75	3	225	
	Test Cell			180	3	540	
				4,665	21	13,995	
12623000	METALWORKING						
12623060	Welding Lab	20	142	2,840	1	2,840	20
	Classroom, Related Instruction			525	1	525	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Storage, Material			350	1	350	
	Storage, Tool			135	1	135	
				3,850	4	3,850	
12625030	Instrumentation Tech Lab	20	72	1,440	1	1,440	20
	Classroom, Related Instruction			525	1	525	
	Storage, Material			450	1	450	
	Storage, Tool			175	1	175	
				2,590	4	2,590	
12626000	PERSONAL SERVICES						
12626020	Cosmetology Lab	20	76	1,520	1	1,520	20
	Classroom, Related Instruction			800	1	800	
	Dispensary			90	1	90	
	Facial			90	1	90	
	Lockers, Student			180	1	180	
	Reception			90	1	90	
	Storage, Material			75	1	75	
	Toilet, Student			42	1	42	
				2,887	8	2,887	
12635000	UPHOLSTERING						
12635010	Upholstery Lab	15	95	1,425	1	1,425	15
	Storage, Flammable			75	1	75	
	Storage, Material			175	1	175	
	Storage, Material			545	1	545	
	Storage, Tool			90	1	90	
				2,310	5	2,310	
12700000	PUBLIC SERVICE						
12700000	Civil Engineering Tech Lab	20	93	1,860	1	1,860	20
	Material Testing			900	1	900	
	Soils and Concrete			900	1	900	
	Storage, Material			350	1	350	
				4,010	4	4,010	
12701000	FIRE SCIENCE						
12701010	Fire Science Tech Lab	20	100	2,000	2	4,000	40
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			350	2	700	
	Storage, Flammable			75	2	150	
	Shower, Emergency			25	2	50	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

Year: 1993-94

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				2,975	10	5,950	
12702000	LAW ENFORCEMENT						
12702012	Criminal Justice Tech	20	80	1,600	2	3,200	40
	Classroom, Related Instruction			525	2	1,050	
	Courtroom			540	2	1,080	
	Technical Laboratory			940	2	1,880	
	Photography Laboratory			900	2	1,800	
				4,505	10	9,010	

COMMUNITY COLLEGE PROGRAM FACILITY LIST

TABLE 3 (Continued)

College: SEMINOLE COMMUNITY COLLEGE Year: 1993-94
Site : Site No. 1: Main Campus
Site CO-FTE : 6505
Nonvocational: 4081
Vocational : 2424

ICS CODE	DESCRIPTION OF SPACE	TOTAL SQ/FT	TOTAL STATIONS
	Totals from Prior Pages	327,980	4,485
11408350	PHYSICAL EDUCATION	40,030	
	AUXILIARY SPACES:		
41100000	Library	51,073	
41200000	Audiovisual	16,399	
41500000	Auditorium/Exhibition	19,515	
50000000	Student Services	48,788	
VARIES	Office-District Space 19515	101,283	
70000000	Support Services	30,253	
90000000	Custodial Services	7,156	
90000000	Sanitation:		
	Student Restroom	9,758	
	Staff/Public Restroom	1,626	
	SUBTOTAL NET SQUARE FEET	653,860	
90000000	Electric/HVAC Equipment	19,616	
	TOTAL NET SQUARE FEET	673,476	
	NET-TO-GROSS DIFFERENCE:		
90000000	Circulation/Walls/Overhangs/Open Malls = 30%	202,043	
	TOTALS - GROSS SQ/FT & STUDENT STATIONS	875,518	4,485

NOTE: Spaces on this page are all calculated with formulas.

* Related space and square footage agreed to by staff of college and OEF.

Section V

INVENTORY OF EXISTING SITES AND FACILITIES

During the educational plant survey, members of the survey team visited all existing sites and facilities owned by the college as well as those under long-term lease to the college. They examined facilities with regard to physical condition to determine whether they could be classified as satisfactory and recommended for continued use. Furthermore, they evaluated facilities with respect to adequacy and suitability for accommodating the educational programs and related services provided by the college.

In addition, they reviewed the facilities inventory. Actual sites, facilities, and rooms were compared with information recorded on site plans of campuses and centers, schematic drawings of buildings, and printouts of data included in the computerized facilities inventory file. Any discrepancies found between existing educational plants and documentation were corrected by the survey team. They prepared inventory updates for entering corrections into the state computer file. Thus, the accuracy of the facilities inventory used for decision making by the survey team was confirmed.

Description of Sites

Seminole Community College owns two sites, both located in Seminole County. All the buildings that house the principal functions of Seminole Community College are located on the 130 acres of Site 1. Of the thirty buildings situated on Site 1, twenty-three are permanent and seven are classified as temporary. Site 2, which is adjacent to Site 1, was the original site of the college. Of the fifty structures on its forth-three acres, only one is considered permanent and satisfactory. In daily practice, Sites 1 and 2 are treated as a single site. Therefore, for purposes of this survey report, the two sites will be treated as one site consisting of 173 acres.

Description of Facilities

The facilities owned by Seminole Community College are listed by site in Tables 4-A and 4-B. For this site, the number and name are indicated; then the type, status, and condition are described. For buildings, net assignable square footage and gross footage also are given.

In the tables, the type designation identifies the primary characteristic of the facility, that is, whether it is a building, parking area, athletic area, agricultural field, outdoor swimming pool, or other. The status information refers to the degree of permanence of the facility based on structural materials and life expectancy. For example, a building constructed of masonry and steel and having a fifty-year lifetime is classified as permanent. One constructed of wood and having a much shorter life span is listed as temporary. During the period between the construction contract award and the final inspection, a facility is classified as under construction.

The condition classification reports whether the physical quality of the facility has been evaluated by the survey team as satisfactory or unsatisfactory. Facilities described in the tables as satisfactory or in need or remodeling or renovation are included in the satisfactory category. Those identified as in need of demolition or appropriate for termination are included in the unsatisfactory category. Facilities determined to be satisfactory by the survey are recommended for continued use.

On Site 1, Main Campus, the survey team found that of the 23 permanent buildings, eight were in need of remodeling and renovation. All of the seven temporary buildings were found to be in a satisfactory condition.

On Site 2, Campus Annex, the survey team found that of the 40 buildings located there, one was a permanent structure and in satisfactory condition and that the remaining 39 were temporary structures scheduled for termination or demolition.

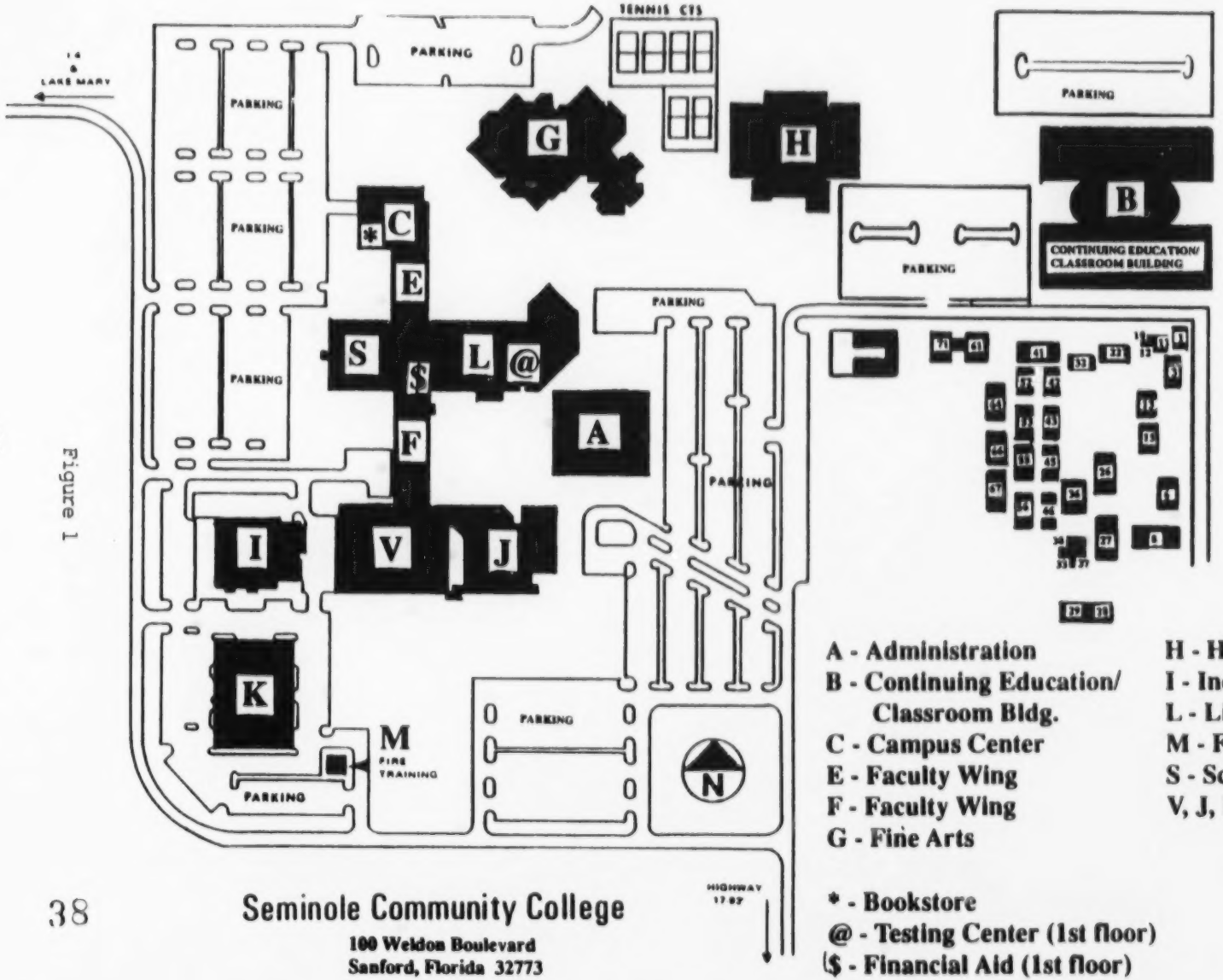

Figure 1

A - Administration
B - Continuing Education/ Classroom Bldg.
C - Campus Center
E - Faculty Wing
F - Faculty Wing
G - Fine Arts
H - Health
I - Industrial
L - Library (2nd floor)
M - Fire Tower
S - Science
V, J, K - Vocational

* - Bookstore
@ - Testing Center (1st floor)
$ - Financial Aid (1st floor)

Seminole Community College

100 Weldon Boulevard
Sanford, Florida 32773

An Equal Access/Equal Opportunity Community College

TABLE 4-A

INVENTORY OF FACILITIES FOR
SITE 1: MAIN CAMPUS

Number	Name	Type	Status	Condition	NASF	GSF
90	Lake Shed	Build	Temp	Satis	300	320
91	Track Shed	Build	Perm	Satis	720	800
92	Maint Storage	Build	Perm	Satis	174	432
93	Athletic Toilet	Build	Perm	Satis	0	534
94	Core	Build	Temp	Satis	2,322	1,440
95	SCSD	Build	Temp	Satis	1,486	1,440
96	SCSD	Build	Temp	Satis	1,390	1,440
97	Child Care	Build	Temp	Satis	1,357	1,440
98	Child Care	Build	Temp	Satis	1,152	1,440
99	Child Care	Build	Temp	Satis	1,177	1,440
101	Library	Build	Perm	Remod	72,260	121,455
201	Science	Build	Perm	Satis	24,389	47,049
301	S Fac Office	Build	Perm	Satis	9,574	25,294
401	Vocational V	Build	Perm	Remod	24,492	43,300
501	N Fac Office	Build	Perm	Satis	2,630	5,988
601	Vocational K	Build	Perm	Remod	26,086	46,558
701	Fine Arts	Build	Perm	Satis	29,560	46,708
801	Health	Build	Perm	Satis	31,496	43,588
901	Vocational J	Build	Perm	Remod	33,884	56,634
1001	Administration	Build	Perm	Remod	15,499	24,192
1101	Student Center	Build	Perm	Remod	13,112	17,677
1201	Vocational I	Build	Perm	Remod	17,838	19,327
1301	Fire Tower	Build	Perm	Remod	1,616	2,595
1401	Paint Storage	Build	Perm	Satis	167	287
1501	Office/Toilet	Build	Perm	Satis	156	811
1502	Greenhouse	Build	Perm	Satis	1,192	1,264
1503	Greenhouse	Build	Perm	Satis	1,577	1,659
1504	Greenhouse	Build	Perm	Satis	1,192	1,264
1505	Greenhouse Stor	Build	Perm	Satis	423	480
1601	Adult Ed Facil	Build	Perm	Satis	45,573	68,858

TABLE 4-B

INVENTORY OF FACILITIES FOR
SITE 2: CAMPUS ANNEX

Number	Name	Type	Status	Condition	NASF	GSF
1	Office Building	Build	Temp	Termi	594	731
3	Office Building	Build	Temp	Termi	1,018	1,200
6	Building 6	Build	Temp	Termi	713	768
8	Building 8	Build	Temp	Termi	3,616	4,320
10	Building 10	Build	Temp	Termi	2,880	3,072
13	Restrooms	Build	Temp	Termi	0	720
14	Electrical Shed	Build	Temp	Termi	0	100
15	Building 15	Build	Temp	Termi	574	768
22	Faculty Office	Build	Temp	Termi	1,122	1,512
26	Building 26	Build	Temp	Termi	854	918
27	Building 27	Build	Temp	Termi	854	918
28	Building 28	Build	Temp	Termi	1,401	1,536
32	Child Day Care	Build	Temp	Termi	991	1,200
36	Day Care	Build	Temp	Termi	1,922	2,160
37	Building 37	Build	Temp	Termi	2,020	2,160
39	Toy Storage	Build	Temp	Termi	80	96
40	Storage Shed	Build	Temp	Termi	48	72
41	Parent Res Ctr	Build	Temp	Termi	648	720
42	Building 42	Build	Temp	Termi	713	768
43	Building 43	Build	Temp	Termi	713	768
45	Building 45	Build	Temp	Termi	713	768
46	Building 46	Build	Temp	Termi	713	768
48	Maintenance	Build	Temp	Demol	780	1,776
49	Wood Storage	Build	Temp	Demol	540	560
50	Paint Shop	Build	Perm	Satis	482	528
51	Shop	Build	Temp	Termi	1,269	1,360
52	Building 52	Build	Temp	Termi	713	768
53	Building 53	Build	Temp	Termi	713	768
55	Building 55	Build	Temp	Termi	713	768
56	Building 56	Build	Temp	Termi	713	768
61	Skills Assmnt	Build	Temp	Termi	2,298	2,605
64	Faculty Office	Build	Temp	Termi	1,505	1,895
66	Building 66	Build	Temp	Termi	808	864
67	Building 67	Build	Temp	Termi	808	845
68	Greenhouse	Build	Temp	Termi	640	800
71	Enrichmt Ctr	Build	Temp	Termi	1,396	1,536
72	T-7	Build	Temp	Termi	1,067	1,440
80	Old Tower	Build	Temp	Demol	112	144
81	Toy Storage	Build	Temp	Termi	190	216
100	Warehouse	Build	Temp	Termi	4,033	4,200

Instructional Facilities and Student Stations

Educational plants accommodate a variety of functions including instruction, academic support, student support, and institutional support. As the instructional program is the primary function of a college, instructional facilities are most important. They include classrooms and laboratories as well as related service areas.

Student stations are found in the instructional facilities of an educational plant. A student station is defined as the amount of square footage along with the associated equipment required for one student to participate in a particular instructional program. Thus, the number and type of student stations are crucial criteria for evaluation of existing instructional facilities relative to adequacy and suitability for providing for educational programs.

During the review of buildings, members of the survey team identified and assessed the student stations in each classroom and laboratory facility. The number and type of existing student stations determined to be satisfactory by the survey are recorded by site in Tables 5-A and 5-B. They are displayed by building and categorized according to classroom, vocational laboratory and nonvocational laboratory.

TABLE 5-A

EXISTING SATISFACTORY STUDENT STATIONS
FOR SITE 1: MAIN CAMPUS

Facility Number	Classroom Stations	Vocational Laboratory Stations	Nonvocational Laboratory Stations	Total Building Stations
90	0	0	0	0
91	0	0	0	0
92	0	0	0	0
93	0	0	0	0
94	0	0	0	0
95	49	0	0	49
96	56	0	0	56
97	0	0	0	0
98	0	16	0	16
99	0	15	0	15
101	899	41	181	1,121
201	228	0	165	393
301	0	0	0	0
401	108	110	0	218
501	0	0	0	0
601	23	133	0	156
701	26	0	198	224
801	133	0	0	133
901	100	268	0	368
1001	0	0	0	0
1101	0	0	0	0
1201	0	81	0	81
1301	0	0	0	0
1401	0	0	0	0
1501	0	0	0	0
1502	0	0	0	0
1503	0	0	0	0
1504	0	0	0	0
1505	0	0	0	0
1601	681	0	326	1,007
Total	2,303	664	870	3,837

TABLE 5-B

EXISTING SATISFACTORY STUDENT STATIONS
FOR SITE 2: CAMPUS ANNEX

Facility Number	Classroom Stations	Vocational Laboratory Stations	Nonvocational Laboratory Stations	Total Building Stations
1	0	0	0	0
3	0	0	0	0
6	0	0	0	0
8	0	0	0	0
10	0	0	0	0
13	0	0	0	0
14	0	0	0	0
15	0	0	0	0
22	0	0	0	0
26	0	0	0	0
27	0	0	0	0
28	0	0	0	0
32	0	0	0	0
36	0	0	0	0
37	0	0	0	0
39	0	0	0	0
40	0	0	0	0
41	0	0	0	0
42	0	0	0	0
43	0	0	0	0
45	0	0	0	0
46	0	0	0	0
48	0	0	0	0
49	0	0	0	0
50	0	0	0	0
51	0	0	0	0
52	0	0	0	0
53	0	0	0	0
55	0	0	0	0
56	0	0	0	0
61	0	0	0	0
64	0	0	0	0
66	0	0	0	0
67	0	0	0	0
68	0	0	0	0
71	0	0	0	0
72	0	0	0	0
80	0	0	0	0
81	0	0	0	0
100				
Total	0	0	0	0

Auxiliary and Ancillary Facilities

Auxiliary and ancillary facilities accommodate the noninstruc-functions of a college. Auxiliary facilities are those which house academic support, student support, and institutional support functions located at campuses and instructional centers. Ancillary facilities are those which provide for districtwide institutional support at central locations.

Academic support facilities include areas for library, audio-visual, auditorium and exhibition functions. Student support facilities include spaces for food, lounging, merchandising, recreation, meeting, and health care services for students. Institutional support facilities include all office and conference facilities; spaces for food, lounging, recreation, meeting, and health care services for nonstudents; and areas for computing services, maintenance shops, central storage, and vehicle storage.

The amount of satisfactory auxiliary and ancillary facilities owned by Seminole Community College is shown in Table 8. Aggregate net square footage is indicated for the academic support space categories of library, audiovisual, and auditorium/exhibition; for the student support space category; and for the institutional support space categories of office and support services.

TABLE 6

AGGREGATE NET SQUARE FOOTAGE OF
SATISFACTORY AUXILIARY AND ANCILLARY FACILITIES
BY SPACE CATEGORY BY SITE

Space Category	Site 1: Main Campus*	Category Total
Academic Support		
Library	22,821	22,821
Audiovisual	2,866	2,866
Auditorium/Exhibition	12,162	12,162
Student Support	12,720	12,720
Institutional Support		
Office	53,432	53,432
Support Services	8,245	8,245
Site Total	112,246	112,246

*Seminole Community College owns two adjoining sites, totaling 173 acres. Site 2, while being the original site of the college, today has only one usable building and 39 others scheduled for termination. In daily practice, Sites 1 and 2 are treated as a single site and, therefore, are so treated in this report.

Section VI

PLAN FOR HOUSING PROGRAMS, STUDENTS, AND SERVICES

The survey team developed a plan for housing instructional programs, projected student enrollments, faculty, staff, and administrators, and auxiliary and ancillary services for the ensuing five-year period. The planning process required evaluation of existing educational plants, determination of future needs, and recommendations for changes and additions to existing plants to provide for future needs.

Programs and Students

Facility planning for housing instructional programs and student enrollments involves analysis of existing plant capacities, specification of capacity needs, and recommendations for remodeling, renovation, and new construction to meet the needs. A summary of the five-year plan for housing programs and projected enrollments of Seminole Community College is presented by site in Table 7.

Educational plant capacity is defined as the number of capital outlay full-time-equivalent students that can be accommodated by the plant in regular instructional programs. Assessment of capacity requires consideration of several factors: kinds of educational programs in which students are enrolled, types of space in which different kinds of students receive instruction, number of student stations available in each type of space, and utilization criteria for rooms and student stations.

Specifically, all students receive instruction in general classrooms, vocational students in vocational laboratories, and nonvocational students in nonvocational laboratories. Thus in the table, capital outlay full-time-equivalent student enrollment and number of student stations both are distributed appropriately among the three instructional space categories.

In addition, utilization criteria for each space category specify expected weekly hours of room use, percentage of student station use, and average weekly contact hours of students. Thus in the table, utilization indexes which combine category criteria are used to transform student stations into capacity and, conversely, utilization index reciprocals are used to convert capacity into student stations.

TABLE 7

SUMMARY OF EXISTING EDUCATIONAL PLANT CAPACITY*
AND PLAN FOR ACCOMMODATING FUTURE CAPACITY NEED
FOR SITE 1: MAIN CAMPUS***

Instructional Space Category	1993-94 CO-FTE to be Housed	Utilization Index Reciprocal!	1993-94 Student Station Allocation	Existing Student Stations	Student Station Deficit or Surplus**
Classroom	6505	.3704	2409	2303	-106
Vocational Laboratory	2424	.4902	1188	664	-524
Nonvocational Laboratory	4081	.2083	850	870	+ 20

Instructional Space Category	Recommended Change In Student Stations			Stations Only for Program!!	Survey Recommended Stations	Utilization Index!	CO-FTE Housed
	Remodeling	Renovation	Construction				
Classroom	Less 219	0	Plus 325	0	2,409	2.700	6,504
Vocational Laboratory	Plus 26	0	Plus 483	0	1,173	2.040	2,393
Nonvocational Laboratory	0	0	0	0	870	4.800	4,176

*Capacity defined as number of CO-FTE students that can be housed by plant in instructional activities.

!Indexes and reciprocals for site 2500 or more CO-FTE students.

**Minus sign indicates deficit; plus sign indicates surplus.

!!Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

***Seminole Community College owns two adjoining sites, totaling 173 acres. Site 2, while being the original site of the college, today has only one usable building and 39 others scheduled for termination. In daily practice, Sites 1 and 2 are treated as a single site and, therefore, are so treated in this report.

Explicit information related to the summary table is provided throughout the survey report. Projection of 1993-94 capital outlay full-time-equivalent student enrollment is explained in Tables 1 and 2 of Section III. Educational programs are described in Table 3, Section IV. Utilization criteria are given in Section I. Existing student stations are listed in Tables 5-A and 5-B of Section V. Recommendations for remodeling, renovation, and new construction are included in Section VIII.

Personnel and Services

Facility planning for housing faculty, staff, and administrators, and auxiliary and ancillary services involves assessment of present plants, identification of future needs, and recommendations for remodeling, renovation, and new construction to meet the needs. A summary of the five-year plan for accommodating the personnel and auxiliary and ancillary services of Seminole Community College is presented in Table 8.

Specific information related to the summary table is provided in other sections of the survey report. Square footage allocations by space category are shown in Table 3 of Section IV. Auxiliary and ancillary facilities are defined and described in Section V. Existing aggregate square footages by category by site are given in Table 6 of Section V. Recommendations for remodeling, renovation, and new construction are included in Section VIII.

TABLE 8

SUMMARY OF EXISTING AUXILIARY AND ANCILLARY SPACE*
AND PLAN FOR ACCOMMODATING FUTURE SPACE NEEDS
FOR SITE 1: MAIN CAMPUS

Space Category	1993-94 Space Allocation	Existing Space	Space Deficit or Surplus**	Recommended Change in Space			Survey Recommended Space
				Remodeling	Renovation	Construction	
Academic Support							
Library	51,073	22,821	-28,252	0	0	Plus 28,252	51,073
Audiovisual	16,399	2,866	-13,533	0	0	Plus 13,533	16,399
Auditorium/Exhibition	19,515	12,162	- 7,353	0	0	Plus 7,353	19,515
Student Support	48,788	12,720	-36,068	Plus 767	0	Plus 35,301	48,788
Institutional Support							
Office	101,283	53,432	-47,851	Less 364	0	Plus 48,215	101,283
Support Services	30,253	8,245	-22,008	0	0	Plus 22,008	30,253

*Space shown in aggregate net square footage.

**Minus sign indicates deficit; plus sign indicates surplus.

Section VII

ANALYSIS OF CAPITAL OUTLAY FINANCES

The survey team developed a comprehensive plan for meeting the educational plant needs of the college for the succeeding five-year period. During the planning process, they evaluated needs for site acquisition, development, and improvement, remodeling, renovation, and new construction. Implementation of the complete plan for Seminole Community College as set forth in the survey recommendations described in Section VIII was estimated to cost $50,237,121.

Financial capacity for accomplishing the plan depends upon the amount of future revenues made available to the college as well as obligations previously incurred. Thus revenue sources accessible for capital outlay expenditure are discussed below. In addition, the indebtedness of the college during the period of the survey for state board of education capital outlay bonds is displayed in Table 9. Finally, further information regarding the recent financial position of the college is found in Tables 10 and 11. Capital outlay expenditure patterns by fund source and by project type are traced for the preceding five-year period.

Revenue Sources for Capital Outlay

College capital outlay projects may be financed from federal, state, and local fund sources. The primary sources of funds for Florida community colleges are state revenues provided for in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended.

Under the provisions of the Public Education Bond Amendment, Section 9(a)(2), Article XII, State Constitution, as amended, proceeds of revenues derived from gross receipts taxes for utility services are placed in the Public Education Capital Outlay and Debt Service Trust Fund. Revenues, interest, and proceeds derived from the sale of public education capital outlay bonds issued by the State Board of Education are used to finance capital projects for the state system of public education as authorized by the Legislature. Funds accruing under this section commonly are referred to as public education capital outlay (PECO).

Each year the Legislature allocates funds from the Public Education Capital Outlay and Debt Service Trust Fund appropriation to various boards in the state system of public education. Pursuant to Section 235.41, F.S., the Commissioner of Education submits a comprehensive capital outlay budget request for all boards to the Legislature. In accordance with Section 235.435(1)(a), F.S., each college board of trustees annually receives an allocation for remodeling, renovation, maintenance, repairs, and site improvement for existing satisfactory facilities. In addition, under the provisions of Section 235.435(4)(a), F.S., the boards of trustees receive funds for projects based on a three-year priority list for the entire state community college system included in the legislative budget request.

Under the provisions of the School Capital Outlay Amendment, Section 9(d), Article XII, State Constitution, as amended, the first proceeds of revenues derived from the licensing of motor vehicles are placed in the Capital Outlay Bonds and Debt Service Fund and distributed annually among the school districts and college districts in the ratio of the number of instruction units in each district. Thus each district receives funds each year. After adoption of a resolution by the college board of trustees requesting issuance of capital outlay bonds against revenues accruing to the college district, the State Board of Education is authorized to issue bonds for and on behalf of the district. Funds accruing under this section commonly are referred to as capital outlay and debt service (CO&DS).

Revenues, interest, and proceeds derived from the sale of capital outlay bonds are used to finance capital projects in the order of priority of need based on recommendations in the current educational plant survey. The order of priority for expenditure of funds is established by the board of trustees in accordance with Rule 6A-2.0206, FAC, and approved by the State Board of Education.

TABLE 9

SCHEDULE OF STATE BOARD OF EDUCATION BOND ISSUES AND CERTAIN DEBT REQUIREMENTS FROM JULY 1, 1988 THROUGH JUNE 30, 1994

Date Of Issue	Series or Issue	Amount of Issue	Unretired Principal 7/1/88	Debt Service Obligation 7/1/88 - 6/30/94	Unretired Principal 7/1/94
1/1/74	1974-A	$1,255,000	$ 595,000	$ 613,640	$100,000
7/1/76	1976-A	565,000	325,000	272,225	135,000
7/1/82	1982-A	650,000	550,000	506,080	360,000
1-1-83	1983-A	135,000	110,000	82,740	80,000
Total		$2,605,000	$1,580,000	$1,474,685	$675,000

SOURCE: Department of Education, Office of Educational Facilities, Educational Facilities Budgeting and Financial Management Section, "State Board of Education Bond Maturity Schedules."

TABLE 10

TOTAL CAPITAL OUTLAY EXPENDITURES BY FUND SOURCE
FROM 1983-84 THROUGH 1987-88

	1983-84	1984-85	1985-86	1986-87	1987-88
Public Education Bond Amendment (PECO)					
Correction of Fire-Safety Deficiencies	$ 0	$ 0	$ 0	$ 0	$ 0
Modification for Physically Disabled	0	0	0	0	0
Correction of Safety-to-Life Deficiencies	0	0	0	0	0
Removal of Asbestos	0	0	0	0	0
Remodeling, Renovation, Maintenance, Repair, and Site Improvement	415,474.94	124,053.00	541,739.71	436,971.60	186,903.19
New Construction	0	0	290,468.62	1,039,121.78	4,394,757.34
Library Books/Films	0	0	0	0	0
School Capital Outlay Amendment (COS&DS)					
Revenue Flowthrough and Interest	0	0	0	0	0
State Board of Education Capital Outlay Bond Proceeds	0	0	0	0	0
State General Revenue	33.08	35,609.66	11,855.96	4.90	5,142.84
Local Funds	0	18,194.00	25,229.20	0	0
Federal Funds	17,420.01	0	0	0	0
Total	$ 432,928.03	$ 177,856.66	$ 869,293.49	$ 1,476,098.28	$ 4,586,803.37

Source: Seminole Community College, Office of Vice President of Administration and Finance, "Annual Financial Report" for years ended June 30, 1984, 1985, 1986, 1987 and 1988.

TABLE 11

TOTAL CAPITAL OUTLAY EXPENDITURES BY PROJECT TYPE
FROM 1983-84 THROUGH 1987-88

	1983-84	1984-85	1985-86	1986-87	1987-88
Planning	$ 0	$ 0	$ 0	$ 0	$ 0
Land Acquisition*	0	0	0	0	0
Building Construction*	0	0	287,968.62	1,039,121.78	4,379,603.85
Furniture and Equipment	17,869.47	0	2,500.00	0	12,825.75
Remodeling, Renovation, Maintenance, and Repair	410,400.08	129,076.85	542,532.55	417,844.45	177,626.13
Other Structures and Improvements*+	4,658.48	48,779.81	36,292.32	19,132.05	16,747.64
Library Books and Films*	0	0	0	0	0
Total	$ 432,928.03	$ 177,856.66	$ 869,293.49	$1,476,098.28	$4,586,803.37

Source: Seminole Community College, Office of Vice President of Administration and Finance, "Annual Financial Report" for the years ended June 30, 1984, 1985, 1986, 1987 and 1988.

* Asset classification defined in the Accounting Manual for Florida's Public Community Colleges, 1974, sec. 12, pp. 8-10.

+ Site development and site improvement are included under Other Structures and Improvements asset classification.

Section VIII

RECOMMENDATIONS FOR EDUCATIONAL PLANTS

The comprehensive five-year plan for meeting the educational plant needs of Seminole Community College is specified in the list of recommendations formulated by the survey team. The plan provides for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district.

The recommendations furnish the foundation for adoption of a proposed long-range plan for educational plants of the district by the board of trustees, in accordance with Section 235.16, F.S. Further, the recommendations serve as the basis for the proposed building program with projects listed in the order of priority of need for projects is established in Rule 6A-2.0206, FAC.

The recommendations are presented below. They are grouped by site according to the classifications of site acquisition, site development, site improvement, remodeling, renovation, and new construction. Recommendations for leased sites and facilities are made in accordance with the provisions of Section 235.055 and Section 235.056, F.S., and Rule 6A-2.029, FAC.

Site acquisition means obtainment of additional land either adjacent to an existing site or at a new location. Recommendations for site acquisition seldom are made. For one reason, recommendations pertaining to new campuses, centers, and sites are considered only after a proposal for establishment submitted by the college has been recommended by the State Board of Community Colleges as well as the Postsecondary Education Planning Commission and approved by the State Board of Education. For another, expenditure of public funds by a college for acquisition of additional property requires specific approval by the Legislature.

Site development is defined as work that is incidental to new construction or that must be done to make either an unimproved site or a site addition usable for its intended purpose. Site improvement is explained as work done on an existing site to make it more useful; to correct deficiencies related to safety, health, and sanitation; to provide service areas; or to meet special program needs. Outdoor physical education facilities are included under site improvement.

Remodeling means changing the configuration and usage of space in existing facilities. Recommendations for remodeling imply that spaces may be renovated as well. Renovation is defined as upgrading existing facilities by installation or replacement of materials and equipment. New construction is described as construction to an existing building, or an addition connected to an existing building for which all of the work is entirely new.

Cost estimates included with the recommendations were current at the time of the survey visit. Estimates for new construction were based on the gross square foot cost of construction for the college used in the legislative capital outlay budget request for the fiscal year in which the survey was conducted. The amount for Seminole Community College was $106.78 per gross square foot (GSF). Estimates for remodeling were calculated at on-half of that amount or $53.39 per net square foot (NSF). Those for renovation were figured at one-third or $35.50 per NSF. Cost estimates for recommendations not involving building square footage were based on the best available relevant information.

The inclusion of cost estimates with survey recommendations requires special note. Cost estimates attached to recommendations are not part of the recommendations per se. They are added only to provide a general idea of anticipated cost. They cannot be interpreted as accurate estimates for particular projects. At the point in time that recommendations are incorporated into planning specific projects, actual cost estimates appropriate for those projects need to be prepared by professional estimators for the college. Often, actual estimates will vary significantly from those included with recommendations.

In addition, six standard recommendations are listed for college-wide application, as needed. They address general categories of physical plant need that are likely to occur across time. No cost estimates are indicated for these recommendations.

Site 1: Main Campus*

Site Development

1.1. Develop thirty-acre site addition to make it usable.

Estimated Cost: $ 800,000

Total Site Development: $ 800,000

Site Improvement

1.2. Construct 2,000 auto parking spaces with hard surface, positive drainage, and illumination.

Estimated Cost: $ 2,000,000

1.3. Renovate parking lots 1 through 11, extensively damaged by tree roots, age, and water, to include hard surface, positive drainage, and stabilization of foundation.

Estimated Cost: $ 500,000

1.4. Construct roof over walkways between Facilities 701 - Fine Arts and 801 - Health; between Facilities 801 - Health and 1601 - Adult Education; and between Facilities 1001 - Administration and 101 - Library; approximately 1,800 linear feet by 10 feet wide.

Estimated Cost: $ 282,000

1.5. Construct curbing for existing campus streets and parking lots.

Estimated Cost: $ 30,000

1.6. Construct perimeter road along south, east, and north sides of campus; approximately 2.0 miles.

Estimated Cost: $ 650,000

1.7. Renovate water and sewer lines.

Estimated Cost: $ 750,000

*Seminole Community College owns two adjoining sites, totaling 173 acres. Site 2, while being the original site of the college, today has only one usable building and 39 others scheduled for termination. In daily practice, Sites 1 and 2 are treated as a single site and, therefore, are so trated in this report.

1.8. Renovate irrigation system.

Estimated Cost: $ 100,000

1.9. Construct two (2) sewage disposal lift stations.

Estimated Cost: $ 100,000

1.10. Construct four (4) racquetball/handball courts with illumination; for physical education.

Estimated Cost: $ 60,000

1.11. Construct two (2) tennis courts with illumination and fencing; for physical education.

Estimated Cost: $ 40,000

1.12. Construct exterior lighting for existing sidewalks and parking lots.

Estimated Cost: $ 200,000

1.13. Construct exterior lighting for golf practice green and for jogging par course; for physical education.

Estimated Cost: $ 50,000

1.14. Construct campus-wide exterior signs and directories.

Estimated Cost: $ 150,000

Total Site Improvement: $4,912,000

Remodeling

1.15. Remodel Facility 101 - Library; Rooms 1001, 1001A, 1001B, 1001C, 1001D, 1001E, 1001F, 1001G, 1002, 1002A, 1002B, 1002C, 1003, 1003A, 1003B, 1003C, 1003D, 1003E; as classroom facilities and service areas; use codes 110, 115; plus 84 student stations; 2100 NSF; as medical assisting laboratory suite; use codes 210, 212, 215; plus 24 student stations; 2898 NSF; and as physical therapy assistant laboratory suite; use codes 210 215; plus 15 student stations; 1935 NSF; total 6933 NSF. (Remodeling Rooms 1001, 1002; use code 110; less 151 student stations; and Room 1003; use code 210 vocational; less 24 student stations.)

Estimated Cost: $ 370,153

1.16. Remodel Facility 101 - Library; Rooms 3210, 3211, 3212, 3213, 3214, 3216; as IMTS resource space and service areas; use code 215; zero student stations; 3025 NSF; and as office facilities and service areas; use codes 310, 315, 350; zero student stations; 779 NSF; total 3804 NSF. (Remodeling Rooms 3210, 3211, 3212, 3213, 3214, 3216; use code 110; less 152 student stations.)

Estimated Cost: $ 203,096

1.17. Remodel Facility 401 - Vocational V; Rooms 2111, 2111B, 2111C; as communications electronics laboratory suite; use codes 210, 212, 215; plus 24 student stations; 1937 NSF.

Estimated Cost: $ 103,416

1.18. Remodel Facility 601 - Vocational K; Rooms 0107, 0107C, 0107D; as civil engineering technology laboratory suite; use codes 210, 215; plus 20 student stations; 2565 NSF. (Remodeling Room 0107; use code 210 vocational; less 20 student stations.)

Estimated Cost: $ 136,945

1.19. Remodel Facility 1101 - Student Center; Rooms 0100, 0100A, 0101, 0102, 0103, 0104, 0104A, 0104B, 0104C, 0104D, 0104E, 0104F, 0104G, 0105, 0106, 0107; as student services facilities and service areas; use codes 630, 635, 650, 655, 660, 665, 670, 675, 680, 685, 690; zero student stations; 13696 NSF.

Estimated Cost: $ 731,229

Total Remodeling: $ 1,544,839

Renovation

1.20. Renovate underground communication systems; to include telephone, computer data/fiber optics, and media.

Estimated Cost: $ 300,000

1.21. Renovate boiler plant; to include a computerized energy management system.

Estimated Cost: $ 600,000

1.22. Renovate lighting, air handler, and HVAC systems, campuswide; to include computerized energy management systems.

Estimated Cost: $ 400,000

1.23. Renovate fire alarm system campuswide.

Estimated Cost: $ 100,000

1.24. Renovate telephone system campuswide.

Estimated Cost: $ 400,000

1.25. Renovate Facility 901 - Vocational J; Rooms 1004, 2000E, 2000F, 2000R, 2101, 2101A, 2102, 2102A, 2103, 2103A, 2104, 2104A, 2105, 2105A, 2106, 2106A, 2106B, 2106C, 2106D, 2106E, 2107, 2108, 2109, 2109A, 2110, 2111, 2111A, 2111B; 15627 NSF.

Estimated Cost: $ 556,165

1.26. Renovate Facility 1001 - Administration; all rooms; 16179 NSF.

Estimated Cost: $ 575,811

1.27. Renovate Facility 1301 - Fire Tower; cracked/separating exterior veneer brick on south and west walls.

Estimated Cost: $ 75,000

Total Renovation: $ 3,006,976

New Construction

1.28. Construct thirteen (13) classroom facilities and service areas; use codes 110, 115; plus 325 student stations; 9100 NSF; 12185 GSF.

Estimated Cost: $ 1,301,114

1.29. Construct ornamental horticulture laboratory suite; use codes 210, 212, 215; plus 20 student stations; 4475 NSF, 5992 GSF.

Estimated Cost: $ 639,826

1.30. Construct turf management laboratory suite; use codes 210, 212, 215; plus 20 student stations; 4475 NSF, 5992 GSF.

Estimated Cost: $ 639,826

1.31. Construct recreation (parks, etc.) laboratory suite; use codes 210, 212, 215; plus 20 student stations; 2705 NSF, 3622 GSF.

Estimated Cost: $ 386,757

1.32. Construct two (2) nursing (RN) laboratory suites; use codes 210, 212, 215; plus 36 student stations; 9138 NSF, 12236 GSF.

Estimated Cost: $ 1,306,560

1.33. Construct practical nursing (vocational) laboratory suite; use codes 210, 212, 215; plus 12 student stations; 4016 NSF, 5377 GSF.

Estimated Cost: $ 574,156

1.34. Construct medical assisting laboratory service areas; use code 215; zero student stations; 967 NSF, 1295 GSF.

Estimated Cost: $ 138,280

1.35. Construct physical therapy assistant (sports medicine) laboratory suite; use codes 210, 215; plus 15 student stations; 1935 NSF, 2591 GSF.

Estimated Cost: $ 276,667

1.36. Construct ophthalmic laboratory/ophthalmic dispensing laboratory suite; use codes 210, 215; plus 20 student stations; 3385 NSF, 4533 GSF.

Estimated Cost: $ 484,034

1.37. Construct respiratory therapy technology laboratory suite; use codes 210, 212, 215; plus 15 student stations; 2745 NSF, 3676 GSF.

Estimated Cost: $ 392,523

1.38. Construct emergency medical technology (paramedic) laboratory suite; use codes 210, 212, 215; plus 20 student stations; 3615 NSF, 4840 GSF.

Estimated Cost: $ 516,815

1.39. Construct medical records technology laboratory suite; use codes 210, 212, 215; plus 15 student stations; 2070 NSF, 2772 GSF.

Estimated Cost: $ 295,994

1.40. Construct medical records transcriptionist laboratory suite; use codes 210, 212, 215; plus 12 student stations; 1806 NSF, 2418 GSF.

Estimated Cost: $ 258,194

1.41. Construct interior design technology laboratory suite; use codes 210, 215; plus 20 student stations; 1875 NSF, 2511 GSF.

Estimated Cost: $ 268,125

1.42. Construct word processing (micro-computer) laboratory suite; use codes 210, 215; plus 24 student stations; 1980 NSF, 2651 GSF.

Estimated Cost: $ 283,074

1.43. Construct air conditioning, refrigeration and heating mechanics laboratory suite; use codes 210, 212, 215; plus 20 student stations; 4095 NSF, 5483 GSF.

Estimated Cost: $ 585,475

1.44. Construct automotive technology laboratory suite; use codes 210, 212, 215; plus 20 student stations; 4830 NSF, 6467 GSF.

Estimated Cost: $ 690,546

1.45. Construct two (2) automotive mechanics laboratory suites; use codes 210, 212, 215; plus 40 student stations; 9570 NSF, 12814 GSF.

Estimated Cost: $ 1,368,279

1.46. Construct two (2) building construction technology laboratory suites; use codes 210, 215; zero student stations; 4050 NSF, 5423 GSF.

Estimated Cost: $ 579,068

1.47. Construct surveying and mapping technology laboratory suite; use codes 210, 215; plus 20 student stations; 2575 NSF, 3448 GSF.

Estimated Cost: $ 368,177

1.48. Construct communications electronics laboratory suite; use codes 210, 212, 215; plus 24 student stations; 2184 NSF, 2924 GSF.

Estimated Cost: $ 312,225

1.49. Construct electronic technology suite; use codes 210, 212, 215; plus 15 student stations; 2105 NSF, 2819 GSF.

Estimated Cost: $ 301,013

1.50. Construct electromechanical technology laboratory suite; use codes 210, 215; plus 20 student stations; 7150 NSF, 9574 GSF.

Estimated Cost: $ 1,022,312

1.51. Construct laser/electro-optic laboratory suite; use codes 210, 212, 215; plus 20 student stations; 9840 NSF, 13176 GSF.

Estimated Cost: $ 1,406,933

1.52. Construct graphics arts technology laboratory suite; use codes 210, 212, 215; plus 15 student stations; 3295 NSF, 4412 GSF.

Estimated Cost: $ 471,113

1.53. Construct instrumentation technology laboratory suite; use codes 210, 212, 215; plus 20 student stations; 2590 NSF, 3468 GSF.

Estimated Cost: $ 370,313

1.54. Construct cosmetology laboratory suite; use codes 210, 212, 215; plus 20 student stations; 2887 NSF, 3866 GSF.

Estimated Cost: $ 412,811

1.55. Construct civil engineering technology laboratory service areas; use code 215; zero student stations; 1445 NSF, 1935 GSF.

Estimated Cost: $ 206,619

1.56. Construct library facilities and service areas; use codes 410, 420, 430, 440, 455; zero student stations; 28252 NSF, 37829 GSF.

Estimated Cost: $ 4,039,381

1.57. Construct auditorium/exhibition facilities and service areas; use codes 610, 615, 620, 625; zero student stations; 7353 NSF, 9846 GSF.

Estimated Cost: $ 1,051,356

1.58. Construct physical education facilities and service areas; use codes 520, 523, 525; zero student stations; 14594 NSF, 19541 GSF.

Estimated Cost: $ 2,086,588

1.59. Construct audio-visual facilities and service areas; use codes 530, 535; zero student stations; 13533 NSF, 18121 GSF.

Estimated Cost: $ 1,934,960

1.60. Construct student services facilities and service areas; use codes 630, 635, 650, 655, 660, 665, 670, 675, 680, 685, 690, 810, 830, 850, 895; zero student stations; 35301 NSF, 47268 GSF.

Estimated Cost: $ 4,963,775

1.61. Construct office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 48215 NSF, 64560 GSF.

Estimated Cost: $ 6,893,717

1.62. Construct support services facilities and service areas; use codes 580, 585, 630, 635, 650, 655, 680, 685, 690, 710, 715, 720, 725, 730, 735, 740, 745; zero student stations; 22008 NSF, 29469 GSF.

Estimated Cost: $ 3,146,700

Total New Construction: $39,973,306

Total Site 1: $50,237,121

Standard Collegewide Recommendations

S.1. Provide custodial services facilities as prescribed in Rule 6A-2.038(2) and Rule 6A-2.038(3), Florida Administrative Code.

S.2. Provide sanitation facilities for serving students, staff, and the general public as required in Rule 6A-2.068 and Rule 6A-2.069, Florida Administrative Code.

S.3. Correct deficiencies related to safety, health, and sanitation as identified in Rule 6A-2, Part III, Florida Administrative Code.

S.4. Modify facilities, recommended for continued use in this survey report, to comply with standards and specifications for the physically disabled as established in Section 255.21, Florida Statutes.

S.5. Replace defective roofs and roofing membranes, except those of facilities recommended to be razed in this survey report, in accordance with Rule 6A-2.0205(8), Florida Administrative Code.

S.6. Replace or purchase additional furnishings and equipment, for facilities recommended for continued use in this survey report, as provided for in Rule 6A-2.0205(5), Florida Administrative Code.

State of Florida
Department of Education
Tallahassee, Florida
Betty Castor, Commissioner
Affirmative action/equal opportunity employer

ERIC Clearinghouse for
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